



WASHOE COUNTY

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Clerk CS

Comptroller _____

STAFF REPORT

BOARD MEETING DATE: November 10, 2015

DATE: October 16, 2015
TO: Board of County Commissioners
FROM: Trevor Lloyd, Senior Planner, Planning and Development Community Services Department, 328.3620, tlloyd@washoecounty.us
THROUGH: William H. Whitney, Division Director, Planning and Development Community Services Department, 328-3617, bwhitney@washoecounty.us
SUBJECT: Regulatory Zone Amendment Case Number RZA15-003 (Forest/Sky Tavern)--- Public hearing and possible action:

- (1) To adopt, adopt with modifications, or deny an amendment to the Forest Regulatory Zone Map changing the regulatory zone on thirteen parcels from Open Space (OS) to General Rural (GR) (APNs: 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15), located along Sky Tavern Road and Old Mt. Rose Highway near the Sky Tavern Ski Area within a portion of Section 17, T17N, R19E, MDM, Washoe County, NV;
- (2) To affirm, modify, or reject the findings of fact of the Washoe County Planning Commission;
- (3) If adopted, to direct the Director of the Planning and Development Division to sign and certify the amended Forest Regulatory Zone Map; and
- (4) If adopted, to authorize the Chair to sign a Resolution adopting the amendment to the Forest Regulatory Zone Map after adoption of an associated Master Plan Amendment (Case Number MPA15-002) (Commission Districts 1 and 2.)

SUMMARY

The Washoe County Planning and Development Division is requesting a change to the regulatory zone map on 13 parcels in the Forest Area Plan from the Open Space (OS) regulatory zone to General Rural (GR) regulatory zone in order to correct a previous mapping error.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

AGENDA ITEM # 20

PREVIOUS ACTION

On October 6, 2015, the Washoe County Planning Commission heard the Master Plan Amendment request and recommended adoption. The Planning Commission supported the recommendation for adoption by a vote of five in favor, none opposed and two absent.

BACKGROUND

The proposed amendments are needed to correct a mapping error that occurred in 1997. Prior to the mapping error, the land use designation (note: one map system where the master plan category and the regulatory zone were the same) within the identified area on the 13 subject properties was General Rural. This designation was based on slopes in excess of 15% on these properties. At the time, any areas with slopes in excess of 15% were designated as General Rural which created two land use designations on these properties. The mapping error needing to be corrected occurred when Washoe County amended the land use on a large number of properties throughout the County's jurisdiction that were owned by the federal government. Washoe County designated these federally owned properties with the land use designation (old one map system) of Open Space (OS) but inadvertently included this OS designation on these thirteen privately owned properties. During conversion from the one map system to the current two map system, the master plan category of OS and the regulatory zone of OS was carried forward on these properties. The amendments as proposed by Washoe County will allow these properties to revert back to the Rural (R) master plan category and the General Rural (GR) regulatory zone which are the appropriate designations for these privately owned residential properties reflecting the constrained areas (steep slopes) existing on these properties.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners affirm the findings of the Planning Commission, and adopt Regulatory Zone Amendment Case Number RZA15-003 (Forest/Sky Tavern) to consider a request to amend the regulatory zone on thirteen parcels from Open Space (OS) to General Rural (GR). The subject property is located along Sky Tavern Road and Old Mt. Rose Highway near the Sky Tavern Ski Area, and is within a portion of Section 17, T17N, R19E, MDM, Washoe County, NV. (APNs: 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15). It is further recommended that the Board authorize the Chair to sign the attached Resolution to adopt the amendments to the Forest Regulatory Zone map after adoption of Master Plan Amendment Case Number MPA15-002.

The justification for the findings can be found in the attached Planning Commission staff report and minutes. The Planning Commission made the following findings in support of their adoption in accordance with Washoe County Development Code Section 110.821.15 and the findings as listed and in accordance with the Forest Area Plan:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt an amendment to the Forest Regulatory Zone Map changing the regulatory zone on thirteen parcels from Open Space (OS) to General Rural (GR) (APNs: 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15), located along Sky Tavern Road and Old Mt. Rose Highway near the Sky Tavern Ski Area within a portion of Section 17, T17N, R19E, MDM, Washoe County, NV; to affirm the findings of fact of the Washoe County Planning Commission; to direct the Director of the Planning and Development Division to sign and certify the amended Forest Regulatory Zone Map; and to authorize the Chair to sign a Resolution adopting the amendment to the Forest Regulatory Zone Map after adoption of an associated Master Plan Amendment (Case Number MPA15-002)."

Attachments:

Attachment A: October 6, 2015 Planning Commission Staff Report

Attachment B: Planning Commission Resolution

Attachment C: Resolution

Attachment A



Planning Commission Staff Report

Meeting Date: October 6, 2015

Subject: Master Plan Amendment Case Number MPA15-002 and Regulatory Zone Amendment Case Number RZA15-003

Applicant: Washoe County Planning and Development Division

Agenda Item Number: 9C

Summary: To amend the Washoe County Master Plan category on 13 parcels from Open Space (OS) to Rural (R); and, to change the Regulatory Zone on the same 13 parcels from Open Space (OS) to General Rural (GR).

Recommendation: **Adopt Master Plan Amendment Case Number MPA15-002 and Regulatory Zone Amendment Case Number RZA15-003, and authorize the Chair to sign both attached resolutions**

Prepared by: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division

Phone: 775.328.3620

E-Mail: tlloyd@washoecounty.us

Description

Master Plan Amendment Case Number MPA15-002 and Regulatory Zone Amendment Case Number RZA 15-003 – Hearing, discussion, and possible action:

- (1) To adopt by resolution an amendment to the Forest Area Plan, Master Plan Map, changing the Master Plan Category from Open Space (OS) to Rural (R) on thirteen parcels along the Mt. Rose Highway near the Sky Tavern Ski Area (APNs 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15); and,
- (2) Subject to final approvals of the associated master plan changes, to approve a resolution recommending an amendment to the Forest Regulatory Zone Map, changing the regulatory zone from Open Space (OS) to General Rural (GR) on thirteen parcels along the Mt. Rose Highway near the Sky Tavern Ski Area (APNs 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15).

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Forest Area Plan and the Forest Regulatory Zone Map are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: Washoe County
- Property Owners: Various
- Property Location: Sky Tavern Road and Old Mt. Rose Highway near the Sky Tavern Ski Area.
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Area Plan: Forest
- TMSA: Outside the Truckee Meadows Service Area
- Existing Master Plan: Open Space (OS)
- Existing Regulatory Zone: Open Space (OS)
- Proposed Master Plan: General Rural
- Proposed Regulatory Zone: General Rural
- Assessor's Parcel No(s): 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09,10, 11, 12, 13, 14 & 15
- Section/Township/Range: Within Sections 17, T17N, R19E, MDM
- Washoe County, NV
- Development Code: Authorized in Article 820, Amendment of Master Plan
Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 1 – Commissioner Berkbigler and 2 – Commissioner Lucey

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Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Development, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Development Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, Amendment of Master Plan.

When making a recommendation to the Washoe County Board of County Commission to adopt a Master Plan amendment, the Planning Commission must make at least three of the findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning

Commission must also make all of those findings. A recommendation to adopt the Master Plan amendment requires a 2/3 vote of the Planning Commission's membership.

Explanation and Processing of a Regulatory Zone Amendment

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request.

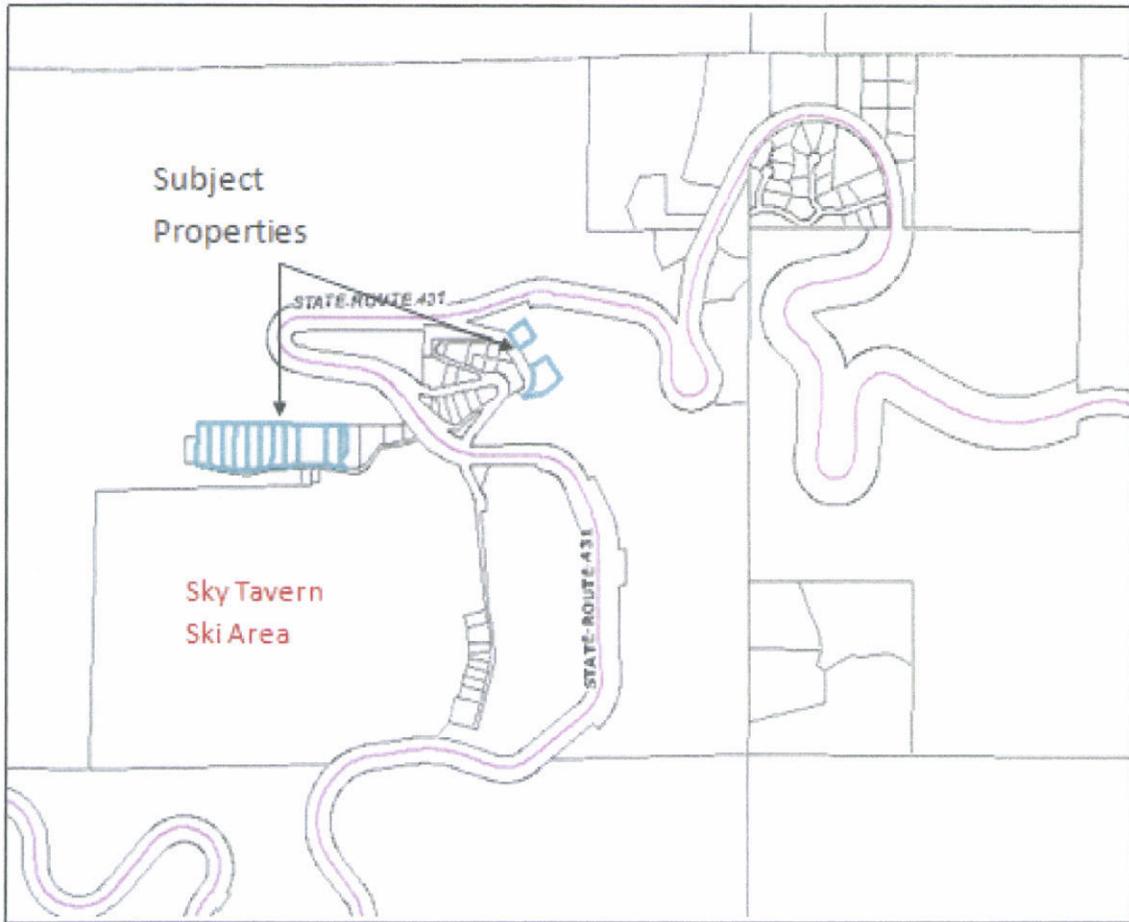
The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

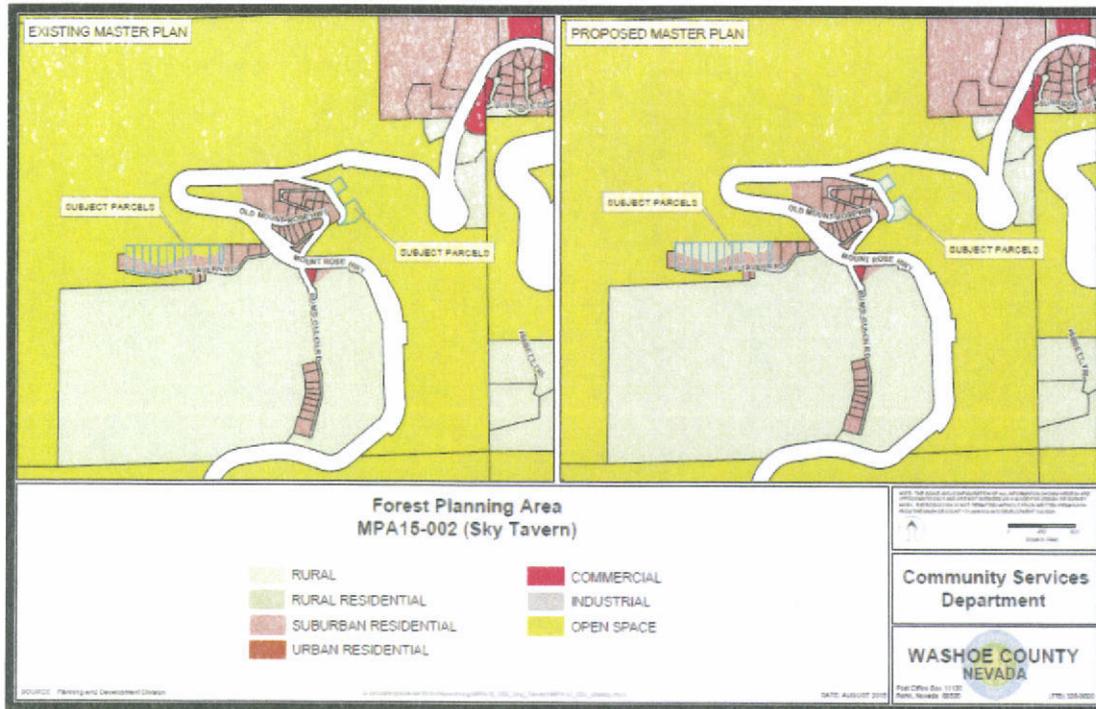
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



Vicinity Map



Proposed Master Plan Amendment



Proposed Regulatory Zone Amendment

Master Plan Amendment Case Number MPA15-002 & Regulatory Zone Amendment Case Number RZA15-003

Background

Washoe County Planning and Development is requesting a Master Plan Amendment to change the master plan category on ±5.923 acres within 13 parcels totaling ±10.284 acres from Open Space (OS) to Rural (R) and a Regulatory Zone Amendment to change the regulatory zone on the ±5.923 acres from Open Space (OS) to General Rural (GR) in the Forest Area Plan to correct a mapping error and bring these properties into conformance with the existing uses on the properties.

The proposed amendments are needed to correct a mapping error that occurred in 1997. Prior to the mapping error, the land use designation (note: one map system where the master plan category and the regulatory zone were the same) within the identified area on the 13 subject properties was General Rural. This designation was based on slopes in excess of 15% on these properties. At the time, any areas with slopes in excess of 15% was designated as General Rural which created two land use designations on these properties. The mapping error to be corrected occurred when Washoe County amended a large number of properties throughout the County's jurisdiction that were owned by the federal government. Washoe County designated these federally owned properties with the land use designation (old one map system) of Open Space (OS) but inadvertently included this OS designation on these thirteen privately owned properties. During conversion from the one map system to the current two map system, the master plan category of OS and the regulatory zone of OS was carried forward on these properties. The amendments as proposed by Washoe County will allow these properties to revert back to the Rural (R) master plan category and the General Rural (GR) regulatory zone which are the appropriate designations for these privately owned residential properties reflecting the constrained areas (steep slopes) existing on these properties.

Findings

MASTER PLAN AMENDMENT

Washoe County Code (WCC) Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the proposed master plan amendments to the Washoe County Board of County Commissioners. Two of the findings, Compatible Land Uses and Availability of Facilities, are not applicable to this master plan amendment. The following findings are presented for the Planning Commission's consideration:

1. Consistency with Master Plan.

- (i) **Approval:** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The proposed master plan amendment is consistent with and does not violate any of the goals or policies of the Washoe County Master Plan, including the Forest Area Plan.

2. Compatible Land Uses

- (i) **Approval:** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The proposed master plan designation has a high compatibility with the surrounding Open Space (OS) land uses and a medium compatibility rating with the surrounding Suburban Residential land uses as identified in Table 3 – Land Use Compatibility Matrix of the Land Use and Transportation Element of the Washoe County Master Plan

3. Response to Change Conditions

- (i) **Approval:** The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The proposed amendment is a response to a mapping error that occurred and is necessary to enable established uses on the subject properties to conform with the Development Code.

4. Availability of Facilities

- (i) **Approval:** There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the Proposed Master Plan designation.

Staff Comment: Most of the properties subject to the amendment are already developed and there are adequate existing facilities to accommodate the remaining undeveloped properties.

5. Desired Pattern of Growth

- (i) **Approval:** The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The proposed amendment promotes the desired pattern of growth within the Forest Area Plan.

6. Effect on a Military Installation

Staff Comment: There are no military installations within the required noticing distance for the proposed amendment, therefore this finding does not need to be made pursuant to WCC Section 110.820.15(d).

REGULATORY ZONE AMENDMENT

Required findings for Regulatory Zone Amendments are found in Article 821, *Amendment of Regulatory Zone*, of the Washoe County Development Code, and in Forest Area Plan Goal Twenty-two (a part of the Master Plan). Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map.

Staff Comment: The proposed amendment is in substantial compliance as detailed in this staff report. The proposed amendment corrects a mapping error that was created by Washoe County resulting from a previous master plan amendment to change lands within Federal ownership to the Open Space regulatory zone. That amendment was not intended to include privately owned lands.

2. **Compatible Land Uses.** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The proposed amendment to General Rural has a high compatibility with the surrounding Open Space (OS) regulatory zone and a medium compatibility rating with the surrounding Medium Density Suburban (MDS) regulatory zone as identified in Table 3 – Land Use Compatibility Matrix of the Land Use and Transportation Element of the Washoe County Master Plan. The proposed amendment will not impact public health, safety or welfare.

3. **Response to Change Conditions.** The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The proposed amendment corrects a regulatory zone inconsistency that resulted from a 1997 master plan amendment. Therefore, the requested amendment enables current uses on the existing properties to conform with the Development Code and creates a desirable utilization of land.

4. **Availability of Facilities.** There are, or are planned to be, adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: There are adequate facilities to accommodate the existing and potential uses on the properties and the densities permitted by the proposed amendment.

5. **Master Plan Policies and Action Programs.** The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment does not conflict with any of the policies and action programs of the Washoe County Master Plan.

6. **Desired Pattern of Growth.** The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The proposed amendment compliments the desired pattern for growth and development of the County without impairing natural resources and public services.

7. **Effect on a Military Installation.** The proposed amendment will not affect the location, purpose and mission of a military installation.

Staff Comment: There are no military installations within of the required noticing distance for the proposed amendment, therefore this finding does not need to be made pursuant to WCC Section 110.821.15(d)..

Citizen Advisory Board (CAB) and Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for the proposed Master Plan amendments. The amendment request was properly noticed for a neighborhood meeting and was heard by the South Truckee Meadows/Washoe Valley Citizen Advisory Board at their September 10, 2015 meeting. The Citizen Advisory Board heard the presentation and recommended approval of the proposed amendments without any objections or concerns.

Public Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210, as amended. No specific real property is affected by the proposed amendments, rather the amendments impact the water resource management and water utility function policies and text within the Master Plan. Therefore, notice was only in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for September 25, 2015.

Recommendation for MPA15-002

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Forest Master Plan as set forth in Master Plan Amendment Case Number MPA15-002. It is further recommended that the Planning Commission recommend adoption of the Master Plan Amendments to the Washoe County Board of County Commissioners. The following motion is provided for your consideration:

Motion for MPA15-002

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Forest Master Plan as set forth in Master Plan Amendment Case Number MPA15-002 having made all of the following five findings in accordance with WCC Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in MPA 15-002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the Proposed Master Plan designation
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and,

Recommendation for RZA15-003

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit B of this staff report to amend the Forest Regulatory Zone map as set forth in Regulatory Zone Amendment Case Number RZA15-003. It is further recommended that the Planning Commission recommend adoption of the Regulatory Zone Amendment to the Washoe County Board of County Commissioners. The following motion is provided for your consideration:

Motion for RZA15-003

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit B of this staff report to amend the

Forest Regulatory Zone map as set forth in Regulatory Zone Amendment Case Number RZA15-003 having made all six of the following findings in accordance with WCC Section 110.821.15(d). I further move to certify the resolution 3 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map.
2. Compatible Land Uses The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities There are, or are planned to be, adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. Master Plan Policies and Action Programs The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION
ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN,
TO FOREST AREA PLAN, MASTER PLAN MAP (MPA15-002)
AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 15-19

WHEREAS

- A. Master Plan Amendment Case Number MPA15-002 came before the Washoe County Planning Commission for a duly noticed public hearing on October 6, 2015; and
- B. The Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and
- C. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;
- D. The Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number MPA15-002, as set forth in NRS chapter 278 and Washoe County Code Section 110.820.15(d):
1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
 2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
 3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
 4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
 5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

NOW, THEREFORE, BE IT RESOLVED that pursuant to NRS 278.210(3):

- A. The Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number MPA15-002, comprised of the maps, descriptive matter and other matter as submitted at public hearing noted above; and;
- B. The Washoe County Planning Commission does hereby adopt the Forest Master Plan Map as contained in Exhibit A to this resolution; and,
- C. To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above; and,
- D. A certified copy of this resolution shall be submitted to the Washoe County Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on October 6, 2015.

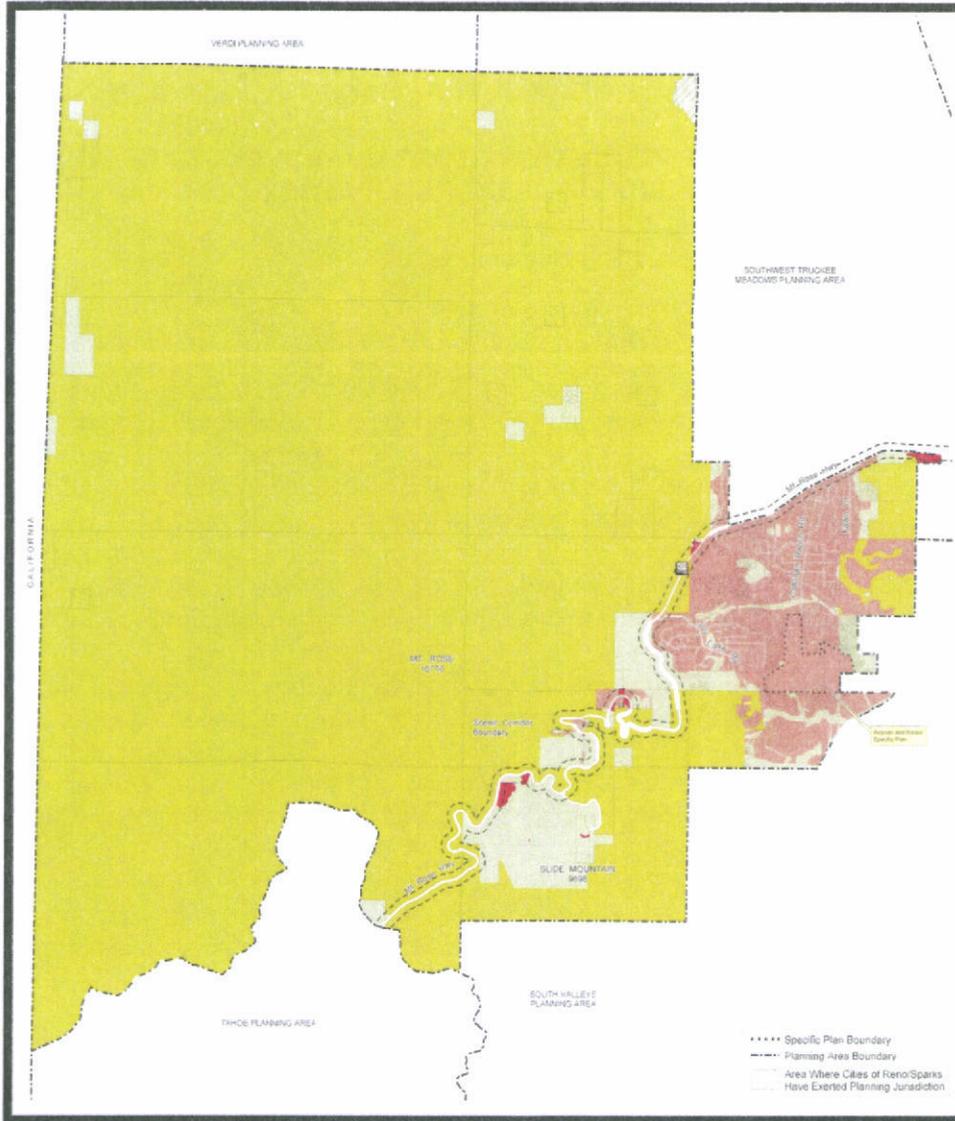
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Carl R. Webb, Jr., AICP, Secretary

James Barnes, Chair

Exhibit A – Forest Area Master Plan – Land Use Map



FOREST MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE: PLANNING AND DEVELOPMENT DIVISION

PC Date: October 6, 2014
BY: [Signature]

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE. ONLY THE ORIGINAL DRAWINGS SHALL BE USED FOR DESIGN OR CONSTRUCTION. REPRODUCTION OR TRANSMISSION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF THE PLANNING AND DEVELOPMENT DIVISION IS PROHIBITED.

CERTIFICATION: THE DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: _____ OFFICIAL: _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 228-9800



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION
RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER
RZA15-003 AND THE AMENDED FOREST REGULATORY ZONE MAP

Resolution Number 15-20

WHEREAS

- A. Regulatory Zone Amendment Case Number RZA15-003, came before the Washoe County Planning Commission for a duly noticed public hearing on October 6, 2015; and
- B. The Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and
- C. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Regulatory Zone Amendment; and
- D. The proposed Regulatory Zone Amendment shall be adopted pending the adoption of both the proposed Regulatory Zone Amendment and the proposed Master Plan Amendment Case Number MPA15-002 by the Washoe County Board of County Commissioners; and, the conformance review approval of the proposed Master Plan Amendment Case Number MPA15-002 by the Truckee Meadows Regional Planning Commission; and
- E. Pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:
1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone map;
 2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
 3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
 4. Availability of Facilities. There are, or are planned to be, adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Regulatory Zone Amendment;

5. Master Plan Policies and Action Programs. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Section 110.821.15(c) and (d):

- A. The Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number RZA15-003 and the amended Forest Regulatory Zone Map as contained in Exhibit A to this resolution; and,
- B. Regulatory Zone Amendment Case Number RZA15-003 be effective only when the Washoe County Board of County Commissioners adopts Master Plan Amendment Case Number MPA15-002, and that amendment is found in conformance with the Truckee Meadows Regional Plan, and subsequently adopts this Regulatory Zone Amendment; and,
- C. A certified copy of this resolution shall be submitted to the Washoe County Board of County Commissioners.

ADOPTED on October 6, 2015.

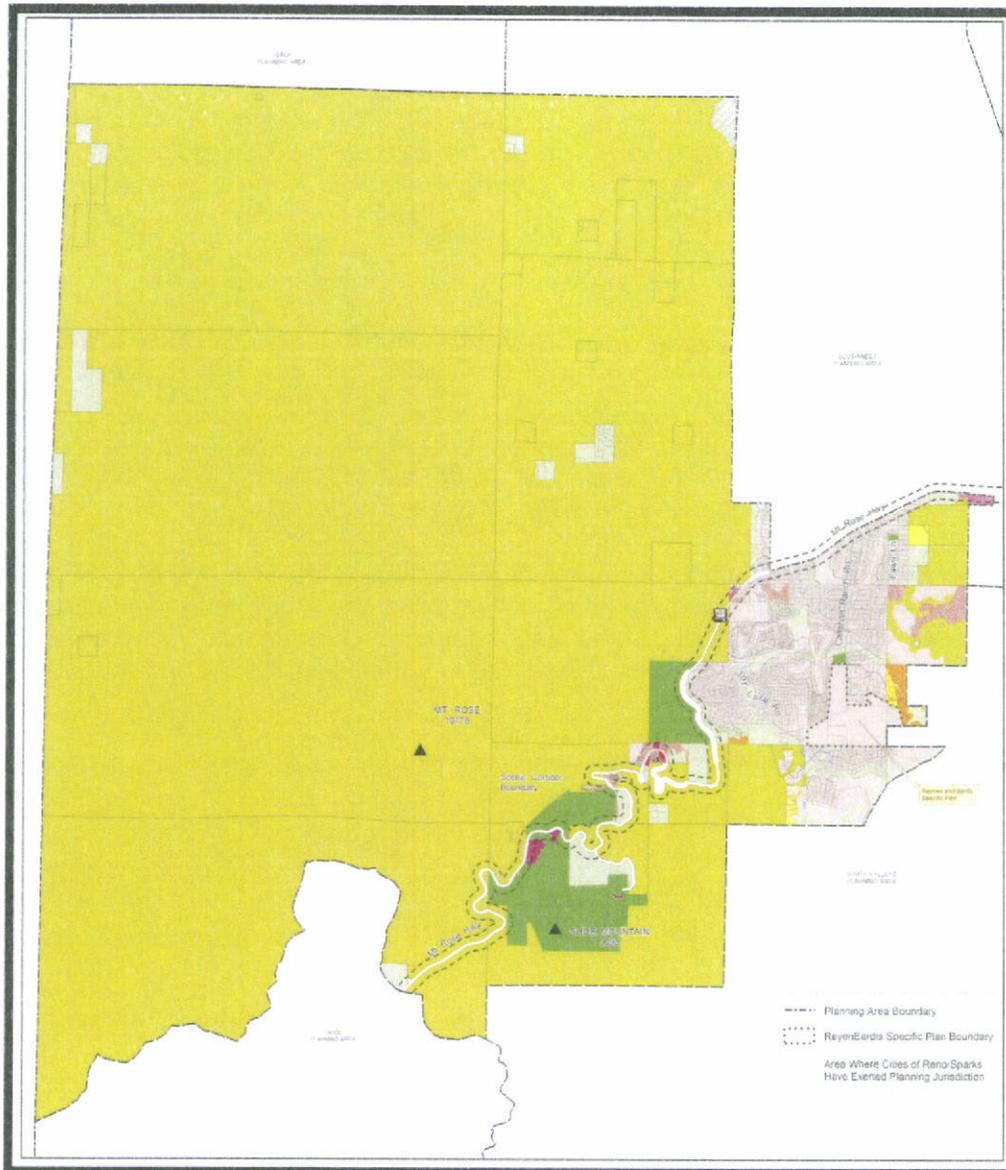
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Carl R. Webb, Jr., AICP, Secretary

James Barnes, Chair

Exhibit A – Forest Area Regulatory Zone Map



FOREST REGULATORY ZONE MAP

<ul style="list-style-type: none"> LOW DENSITY RURAL MEDIUM DENSITY RURAL HIGH DENSITY RURAL LOW DENSITY SUBURBAN LOW DENSITY SUBURBAN 2 MEDIUM DENSITY SUBURBAN MEDIUM DENSITY SUBURBAN 4 	<ul style="list-style-type: none"> HIGH DENSITY SUBURBAN LOW DENSITY URBAN MEDIUM DENSITY URBAN HIGH DENSITY URBAN GENERAL COMMERCIAL NEIGHBORHOOD COMMERCIAL OFFICE TOURIST COMMERCIAL 	<ul style="list-style-type: none"> INDUSTRIAL PUBLIC AND SEMI-PUBLIC FACILITIES PARKS AND RECREATION OPEN SPACE GENERAL RURAL GENERAL RURAL AGRICULTURAL DRY LAKE WATER BODY
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Planning and Development Division

NOTE: THE SCALE AND COMPLETION OF ALL INFORMATION SHOWN HEREON, AND ANY PART THEREOF, ARE AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION:
 THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ABOVE LISTING NAME OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: _____ DIRECTOR: _____

Community Services Department

WASHOE COUNTY NEVADA

Plan Office Box 11120
Reno, Nevada 89520

(775) 328-3600

Attachment B



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER RZA15-003 AND THE AMENDED FOREST REGULATORY ZONE MAP

Resolution Number 15-20

WHEREAS

A. Regulatory Zone Amendment Case Number RZA15-003, came before the Washoe County Planning Commission for a duly noticed public hearing on October 6, 2015; and

B. The Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

C. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Regulatory Zone Amendment; and

D. The proposed Regulatory Zone Amendment shall be adopted pending the adoption of both the proposed Regulatory Zone Amendment and the proposed Master Plan Amendment Case Number MPA15-002 by the Washoe County Board of County Commissioners; and, the conformance review approval of the proposed Master Plan Amendment Case Number MPA15-002 by the Truckee Meadows Regional Planning Commission; and

E. Pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone map;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are, or are planned to be, adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Regulatory Zone Amendment;

5. Master Plan Policies and Action Programs. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Section 110.821.15(c) and (d):

- A. The Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number RZA15-003 and the amended Forest Regulatory Zone Map as contained in Exhibit A to this resolution; and,
- B. Regulatory Zone Amendment Case Number RZA15-003 be effective only when the Washoe County Board of County Commissioners adopts Master Plan Amendment Case Number MPA15-002, and that amendment is found in conformance with the Truckee Meadows Regional Plan, and subsequently adopts this Regulatory Zone Amendment; and,
- C. A certified copy of this resolution shall be submitted to the Washoe County Board of County Commissioners.

ADOPTED on October 6, 2015.

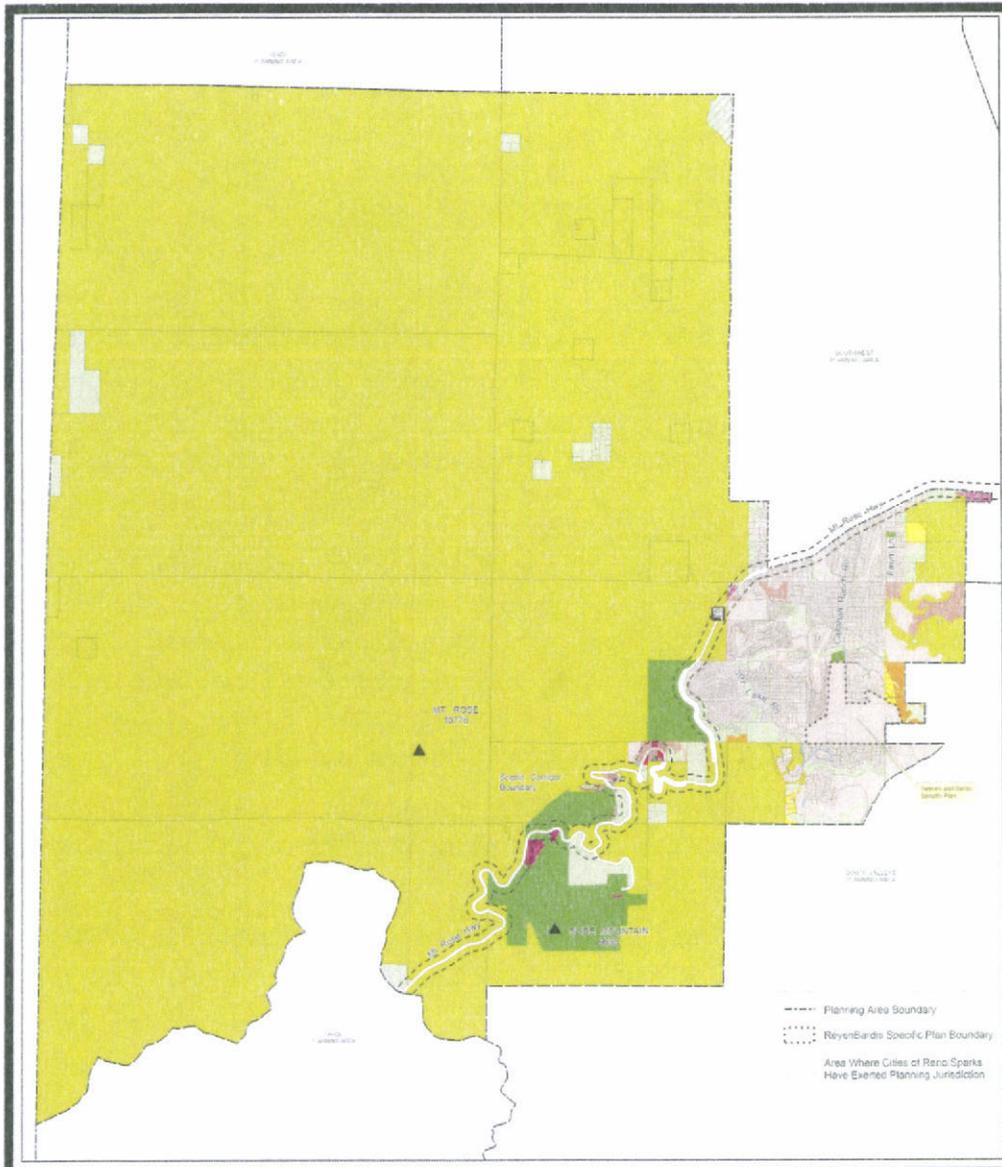
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Carl R. Webb, Jr., AICP, Secretary

James Barnes, Chair

Exhibit A – Forest Area Regulatory Zone Map



FOREST REGULATORY ZONE MAP

<p>LOW DENSITY RURAL</p> <p>MEDIUM DENSITY RURAL</p> <p>HIGH DENSITY RURAL</p> <p>LOW DENSITY SUBURBAN</p> <p>LOW DENSITY SUBURBAN 2</p> <p>MEDIUM DENSITY SUBURBAN</p> <p>MEDIUM DENSITY SUBURBAN 4</p>	<p>HIGH DENSITY SUBURBAN</p> <p>LOW DENSITY URBAN</p> <p>MEDIUM DENSITY URBAN</p> <p>HIGH DENSITY URBAN</p> <p>GENERAL COMMERCIAL</p> <p>NEIGHBORHOOD COMMERCIAL OFFICE</p> <p>TOURIST COMMERCIAL</p>	<p>INDUSTRIAL</p> <p>PUBLIC AND SEMI-PUBLIC FACILITIES</p> <p>PARKS AND RECREATION</p> <p>OPEN SPACE</p> <p>GENERAL RURAL</p> <p>GENERAL RURAL, AGRICULTURAL</p> <p>DRY LAKE, WATER BODY</p>
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Planning and Development Division 8/7/2014 - October 7, 2014 NOT DATE

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION: THE DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAP OF WASHOE COUNTY, NEVADA BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

Community Services
Department

WASHOE COUNTY
NEVADA

Planning and Development Division 8/7/2014 - October 7, 2014 NOT DATE

Reno Office Box 11133 Reno, Nevada 89520 (775) 328-3600

Attachment C



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

RESOLUTION ADOPTING AN AMENDMENT TO THE FOREST REGULATORY ZONE MAP (RZA15-003 – Forest/Sky Tavern)

WHEREAS,

- A. On August 4, 2015, The Washoe County Planning Commission initiated a Regulatory Zone Amendment to change the regulatory zone designation on 13 properties from Open Space (OS) to an appropriate regulatory zone designation on the subject property;
- B. On October 6, 2015, the Washoe County Planning Commission held a duly noticed public hearing, determined that it had given reasoned consideration to the information it had received from staff, the applicant and from public comment regarding the proposed Regulatory Zone Amendment, recommended adoption of the amendment by Resolution Number 15-20; and, in connection therewith, made the following findings as required by Washoe County Development Code Section 110.821.15:
 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
 2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
 3. Response to Changed Conditions, More Desirable Use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
 4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
 5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
 6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

- C. The amendment to the Forest Regulatory Zone Map was referred to this Board pursuant to Washoe County Code Section 110.821.30 to adopt, adopt with modification or deny the findings of the Planning Commission and adopt such parts thereof as may practicably be applied to the development of the county;
- D. This Board held a duly noticed public hearing on November 10, 2015 and desires to adopt the Regulatory Zone Amendment as specified in Attachment A to this Resolution;
- E. This action will become effective after adoption of Master Plan Amendment Case Number MPA15-002;

NOW THEREFORE BE IT RESOLVED,

1. That this Board of County Commissioners affirms the findings of the Planning Commission and hereby ADOPTS the amendment to the Forest Regulatory Zone Map (Regulatory Zone Amendment Case Number RZA15-003), as provided in Attachment A attached hereto.

ADOPTED on November 10, 2015.

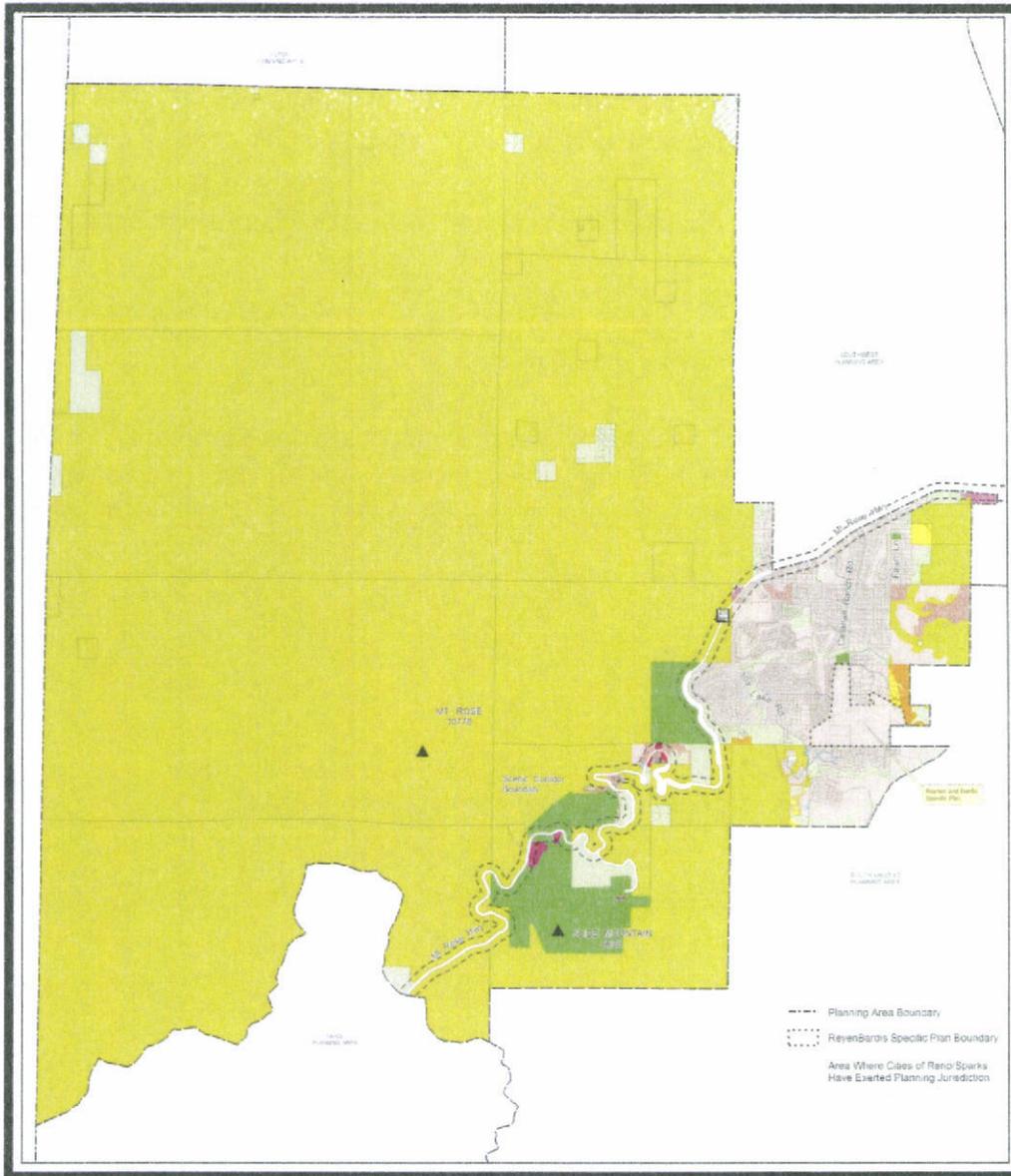
WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Marsha Berkbigler, Chair

ATTEST:

Nancy Parent, County Clerk

EXHIBIT A
RZA15-003
FOREST REGULATORY ZONE MAP



FOREST
REGULATORY ZONE MAP

LOW DENSITY RURAL	HIGH DENSITY SUBURBAN	INDUSTRIAL
MEDIUM DENSITY RURAL	LOW DENSITY URBAN	PUBLIC AND SEM-PUBLIC FACILITIES
HIGH DENSITY RURAL	MEDIUM DENSITY URBAN	PARKS AND RECREATION
LOW DENSITY SUBURBAN	HIGH DENSITY URBAN	OPEN SPACE
LOW DENSITY SUBURBAN 2	GENERAL COMMERCIAL	GENERAL RURAL
MEDIUM DENSITY SUBURBAN	NEIGHBORHOOD COMMERCIAL OFFICE	GENERAL RURAL AGRICULTURAL
MEDIUM DENSITY SUBURBAN 4	TOURIST COMMERCIAL	DRY LAKE WATER BODY

THE SCALE AND COMPLETION OF ALL INFORMATION SHOWN HEREON AND APPROPRIATE USE THEREOF ARE NOT GUARANTEED AS A BASIS FOR DECISION OR ACTION THEREON. REPRODUCTION IS NOT PERMITTED WITHOUT THE WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADDED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: _____ DIRECTOR: _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**